129.0	0002	0016.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,352,300	/	1,352,300
USE VALUE:	1,352,300	/	1,352,300
ASSESSED:	1,352,300	/	1,352,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH FRANK C & MARGARET P
Owner 2:	
Owner 3:	
Street 1:	36 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH FRANK C & MARGARET P -
Owner 2:	-
Street 1:	36 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 3178 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10268.000	693,400	3,700	655,200	1,352,300
Total Card	0.236	693,400	3,700	655,200	1,352,300
Total Parcel	0.236	693,400	3,700	655,200	1,352,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.55 | /Parcel: 425.55

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 83849

GIS Ref

GIS Ref

Insp Date 11/24/17

!10149!

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0002-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	693,400	3700	10,268.	655,200	1,352,300		Year end	12/23/2021
2021	101	FV	671,900	3700	10,268.	655,200	1,330,800		Year End Roll	12/10/2020
2020	101	FV	671,600	3700	10,268.	655,200	1,330,500	1,330,500	Year End Roll	12/18/2019
2019	101	FV	500,500	3900	10,268.	691,600	1,196,000	1,196,000	Year End Roll	1/3/2019
2018	101	FV	500,500	3900	10,268.	509,600	1,014,000	1,014,000	Year End Roll	12/20/2017
2017	101	FV	500,500	3900	10,268.	487,800	992,200	992,200	Year End Roll	1/3/2017
2016	101	FV	500,500	3900	10,268.	451,400	955,800	955,800	Year End	1/4/2016
2015	101	FV	471,600	4100	10,268.	378,600	854,300	854,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:12:25

LAST REV

Date	Time
12/05/17	14:47:00
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10149

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH MARGARET	30346-309		6/28/1999	Family	1	No	No		
SMITH MARGARET	29536-29		12/17/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	83849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	TTL REFUSAL	HS	Hanne S
11/21/2008	Meas/Inspect	189	PATRIOT
11/18/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
7/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10268		Sq. Ft.	Site		0	90.	0.71	10									655,238						655,200	

Total AC/HA:	0.23572	Total SF/SM:	10268	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	655,238	Spl Credit		Total:	655,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.96860659
Const Adj.:	1.01989794
Adj $ / SQ:	133.364
Other Features:	82500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	851856
Depreciation:	158445
Depreciated Total:	693411

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 6		Baths: 1					HB 1		

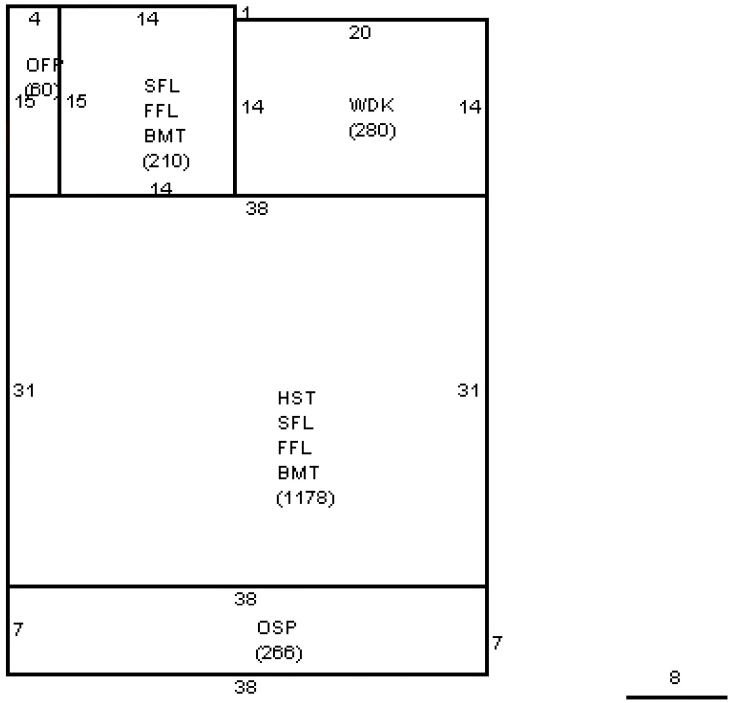
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	M
Totals			
1	11	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	194.71
Special Features:	0	Val/Su Net:	131.08
Final Total:	693400	Val/Su SzAd	210.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,388	40.010	55,533
FFL	First Floor	1,388	133.360	185,109
SFL	Second Floor	1,319	133.360	175,853
HST	Half Story	589	122.690	72,267
WDK	Deck	280	9.760	2,733
OSP	Screen Porch	266	25.470	6,775
OFP	Open Porch	60	44.880	2,693
	Net Sketched Area:	5,290	Total:	500,963
Size Ad	3295.5999	Gross Area	5948	FinArea 3178

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1970	25.42	T	39.2	101			3,700			3,700

More: N | Total Yard Items: 3,700 | Total Special Featues: | Total: 3,700